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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR A DEVELOPMENT OF A
SEVEN BEDROOMED HOLIDAY COTTAGE**

AT

**PENDLE VIEW, PRIMROSE LANE, MELLOR,
BB2 7EQ**

Prepared by: Colin Sharpe DipTP MRTPI
Our Client: Mrs L Monk
Our Ref: Monk/924/2855/CS
Date: December 2020



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Mrs Louise Monk to submit a planning application on her behalf for a development of a seven bedroomed holiday cottage at Pendle View, Primrose Lane, Mellor, BB2 7EQ. The holiday cottage will be an addition to a development of twelve detached holiday lodges at the site, for which planning permission was granted under reference 3/2019/0894 on 14 January 2020. Conditions attached to that permission were discharged under reference 3/2020/0517 on 17 August 2020.
- 1.2 Mrs Monk lives at The Farmhouse, Cunliffe Moss Farm, Saccary Lane, Mellor, which is only about five minutes' drive away from the site of the proposed development that is also within her ownership. Our client was aware of the attraction of the Ribble Valley as a tourist destination and that this has resulted in numerous recent planning permissions that have been granted by the Council for new developments of various types of self-catering accommodation, including caravans, lodges, chalets, yurts, shepherds' huts, and new-build cottages. She considered, and we agreed, that her land was an ideal location for the establishment of a development of holiday lodges, hence the submission of the previous application for twelve holiday lodges. In granting permission for that development, the Council obviously confirmed its agreement that this site is a suitable location for tourist accommodation. There are some stable buildings and a manege at the site that were not affected by the previous planning permission. We consider that the demolition of the stables will provide an ideal site for the erection of a seven bedroomed holiday cottage that would add a different type of accommodation to the approved development. Such a development is therefore the subject of the application to which this Statement relates.
- 1.3 We set out in this Planning Statement the recent planning history of the property, a description of the application site, a description of the proposed development, details of the relevant planning policies against which the development will be assessed and provide the planning case for the approval of the proposed development including reference to a number of similar developments that have been approved by the Council.
- 1.4 An Ecological Appraisal dated 30 August 2019 was submitted with the application for the twelve holiday lodges. Having received the agreement of the Council's planning officer and countryside officer, that Appraisal has been resubmitted with this current application (see further explanation below at paragraph 5.24).

2. PLANNING HISTORY

- 2.1 A planning applications search on the Council website has revealed the following applications, the first five of which were submitted by previous owners of the property and are of little relevance to the consideration of this current application.

The final two relate to the holiday lodge development that were submitted by us on behalf of our client.

1. 3/1994/0449 – Proposed timber stable block. The application was approved on 16 August 1994, the stable block was erected and is still present on the site. The stable block will be retained and is unaffected by this current planning application.
2. 3/1999/0083 – Proposed conservatory extension to the dwelling. The application was approved on 30 March 1999, but this permission is of little relevance to this current planning application.
3. 3/1999/0666 – Proposed 40m. by 20m. outdoor riding arena. The application was approved on 22 October 1999, the arena was formed and is still present at the site but is to be removed under this current planning application.
4. 3/2007/0112 – Proposed single storey rear extension. The application was approved on 27 March 2007, but this permission is of little relevance to this current planning application.
5. 3/2017/0410 – Proposed extensions and alterations to the existing dwelling. The application was approved on 15 June 2017. Works were commenced on this approved development before 15 June 2020. The permission therefore remains extant.
6. 3/2019/0894 – Proposed development of twelve holiday lodges, associated site office/reception and car parking area. The application was approved on 14 January 2020.
7. 3/2020/0517 – Discharge of Conditions from permission 3/2019/0894. The conditions were discharged on 17 August 2020.

3. THE APPLICATION SITE

- 3.1 The dwelling known as Pendle View is located on the south side of Primrose Lane in an area of open countryside approximately 800m to the north east of the settlement of Mellor. The site of the proposed holiday cottage development, as outlined in red on the plans submitted with the Planning Application, comprises a small part of the front curtilage of the dwelling in order to provide access into the main part of the site, which is the area to the east of the dwelling that is presently occupied by the stables and menage that are to be demolished and removed. The total site, including the access track and the curtilage and parking area for the cottage has an area of approximately 1936sq.m.
- 3.2 With respect to the Council's adopted Core Strategy, the site is within Open Countryside, but is not within either the Green Belt or the Forest of Bowland Area of Outstanding Natural Beauty (the AONB).
- 3.3 With regards to the immediate locality, there is another dwelling to the north west of Pendle View, close to the existing vehicular access of Pendle View onto Primrose Lane. This nearest neighbouring property is separated from the site of the proposed holiday cottage by the dwelling, Pendle View. There are other

dwellings on Primrose Lane to the west and south west of the site, but these are in excess of 100m away from the site of the proposed holiday cottage.

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises the erection of a two-storey detached holiday cottage comprising one bedroom and living rooms on the ground floor with six bedrooms and two bathrooms on the first floor. It will be of brick construction with a natural slate roof.
- 4.2 Access to the cottage will be via the same access track that will serve the approved holiday lodge development, and it will be situated within its own curtilage. Hedges will be planted on both sides and the rear boundary of the curtilage and there will be a post and rail fence on the front boundary in order to preserve the view of open countryside from the front elevation of the cottage. A parking area for three cars, with a turning facility, will be provided within the curtilage.

5. PLANNING POLICY CONSIDERATIONS

- 5.1. Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. If it is to be approved, a development must satisfy as far as possible guidance contained within the National Planning Policy Framework (NPPF 2019) and the relevant policies of the Council's Adopted Core Strategy.
- 5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

National Planning Policy Framework (NPPF 2019)

- 5.3 The NPPF 2019 is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of the planning system in the country is the achievement of sustainable development; and that, for decision taking this means that proposals that accord with an up-to-date development plan should be approved without delay.
- 5.4 Section 6 of NPPF relates to "Building a strong, competitive economy" and paragraphs 83 and 84 are particularly relevant to this application as they relate to "Supporting a prosperous rural economy"
- 5.5 Paragraph 83 states:

Planning policies and decisions should enable:

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

5.6 The approval of this application will support the expansion of a recently approved new rural tourist accommodation business on former agricultural and equestrian land which is not suitable for any profitable agricultural use. Putting this land to appropriate alternative uses is clearly supported by NPPF.

5.7 Paragraph 84 states:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits the scope for access on foot, by cycling or by public transport. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

5.8 The approval of this application will support the expansion of a sustainable rural tourism business which will provide an attractive location for visitors to the Ribble Valley to stay. The NPPF clearly supports sustainable rural tourism and leisure development provided that it respects the character of the countryside, which this development does.

Council’s Core Strategy 2008/2028 – A Local Plan for Ribble Valley Adoption Version

5.9 We comment below on the Key Statements and Policies within the Adopted Core Strategy that we consider to be relevant to the determination of this application.

Key Statement DS2: Presumption in favour of Sustainable Development.

5.10 Key Statement DS2 identifies that the Council, when considering development proposals, should take a positive approach that reflects the presumption in favour

of sustainable development contained in NPPF. The policy states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. The proposed holiday cottage offers a sustainable form of accommodation and it is anticipated that visitors will explore the area on foot or bike, as well as by car.

Key Statement EN2: Landscape

- 5.11 Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty (the AONB) will be protected conserved and enhanced; and that, as a principle, the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. We consider that the proposed development adequately addresses all the requirements of the Key Statement as applicable to a site that is not within AONB by providing a high quality holiday cottage with appropriate external materials in an appropriate and sympathetic location. In view of its location adjoining the existing dwelling, we consider that the proposed development will not, therefore, appear either isolated or incongruous within the local landscape.

Key Statement EC1: Business and Employment Development

- 5.12 Key statement EC1 states “*developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle*”. As the actual site of the holiday cottage was last in equestrian use, the proposal does not actually represent farm diversification, but the proposed holiday cottage will provide extra custom for local businesses thereby strengthening the rural and village economies.

Key Statement EC3: Visitor Economy

- 5.13 This Key Statement relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. This proposal will strengthen the visitor economy by providing increased custom for local businesses, including public houses, restaurants, shops, and tourist attractions, not only in the countryside and the nearby villages of Mellor and Mellor Brook, but also the larger village of Whalley and the towns of Clitheroe and Longridge.

Policy DMG1: General Considerations

- 5.14. This is a general development management policy which states that, in determining planning applications, all development must satisfy a total of 20 criteria relating to the matters of design, access, amenity, environment and infrastructure. We consider only the following criteria to be of relevance to the consideration of this application:
- The development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
 - The development must consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
 - The development must consider the potential traffic and car parking implications.
 - The development must ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
 - The development must not adversely affect the amenities of the surrounding area.
- 5.15 For reasons previously stated, we consider the proposed holiday cottage to be sympathetic to the existing landscape with regards to its design and external building materials as it seeks to complement the approved scheme of extensions and alterations to the existing dwelling that it will sit alongside. With regards to the matter of intensity/density/layout we consider that the proposed siting of the cottage close to the existing dwelling will result in a density and layout that will not impact negatively on the landscape character of the area. With regards to existing amenities, the only residential property that might be affected to any significant degree by the proposal is the applicant's own dwelling, Pendle View.
- 5.16 The site is located on Primrose Lane, that runs off Saccary Lane which, in turn, links the A59 to the north with Mellor Lane to the south. As the A59 is the principal road in the Borough, the site is therefore ideally located for access to the M6 and the wider motorway network as well as to all the towns villages and countryside attractions of Ribble Valley. Furthermore, we consider that the limited additional traffic generated by the proposed seven bedroomed cottage would not have any material effects upon Primrose Lane, Saccary Lane or the wider local highway network.
- 5.17 With regards to parking provision, a parking area for 14 cars will be provided next to the proposed site office/reception to serve the approved holiday lodges. An additional 3 spaces will be provided in the curtilage of the proposed cottage.

We consider this to be an appropriate level of parking provision. The traffic associated with the proposed cottage will use the existing access into the site that is to be altered in accordance with conditions imposed on the permission for the holiday lodges. We consider that this access, once it has been altered, will also safely cater for the small number of additional vehicle movements that would result from the proposed holiday cottage.

- 5.18 Overall, in our opinion, the development undoubtedly complies with the relevant requirements of Policy DMG1.

Policy DMG 2: Strategic Considerations

- 5.19 Policy DMG2 requires development to be in accordance with the Core Strategy Development Strategy and to support spatial vision and identifies certain forms of development that are acceptable outside of the settlement areas, three of which are that the development (1) should be essential to the local economy or social well-being of the area; (2) should be for small scale tourism or recreational developments appropriate to a rural area; and (3) should be for a small scale use appropriate to a local area where a local need or benefit can be demonstrated.

- 5.20 As a proposal for a development of just one seven bedroomed holiday cottage, the development is a small scale tourism development. Even when added to the approved development of twelve holiday lodges, we still consider that the overall tourist development at the site to be small scale. We also contend that there is no requirement under the Council's policies for the applicant to show a need/demand for the proposed holiday accommodation. However, as evidenced by the popularity and success of similar developments of larger holiday cottages in the locality, we do consider there to be a demand for this type of holiday accommodation (indeed all types of holiday accommodation) from visitors seeking to enjoy the natural beauty and visitor attractions of the Ribble Valley.

- 5.21 The Policy also states that 'within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting.' For reasons already given in this Statement, we consider that the proposal satisfies those requirements of Policy DMG2.

Policy DME 2: Landscape and Townscape Protection

- 5.22 This policy identifies that development proposals will be refused which significantly harm important landscape features and sets out a list of relevant landscape features of which only "hedgerows and individual trees" might have been of any relevance to this application. Particular care was taken in the formulation of the holiday lodges proposal to work with the existing trees and hedgerows and to retain them as positive aspects of the proposal. The proposed units were all sited such that the majority of trees and hedges within the site were

to be retained and additional landscape planting was proposed and approved. The site of the proposed cottage does not contain any trees or hedges that would require removal. The proposal does not therefore contravene any of the requirements of Policy DME 2.

Policy DME 3: Site and Species Protection and Conservation

- 5.23 This policy states that development proposals that are likely to adversely affect any of eight specified species or habitats that are granted special protection will not be granted planning permission. The Ecological Appraisal Report (reference 5892 dated 30 August 2019) submitted with the application for the holiday lodges covered all aspects of Policy DME 3 for the larger site within which the proposed holiday cottage is to be site. The Council considered that the proposed holiday lodge development satisfied the requirements of this Policy and permission was accordingly granted.
- 5.24 The stables that would be demolished as part of this current application, were not in any way affected by the previous application for the holiday lodges. However, as stated above at paragraph 4.1 it was stated in the Ecological Appraisal Report that “stables on the site offering negligible potential for roosting bats and moderate potential for nesting birds” As this current application involves the demolition of the stables, we checked with the Council’s planning officer and countryside officer whether a new Appraisal would be required, but they confirmed that the resubmission of the original Appraisal would be acceptable. We have therefore resubmitted the original Appraisal in accordance with that advice and consider that it confirms that this current proposal would not contravene any of the requirements of Policy DME 3.

Policy DMB 1: Supporting Business Growth and the Local Economy

- 5.25 Policy DMB1 indicates that the Council will support proposals that are intended to support business growth in the local economy provided such proposals are in conformity with other relevant policies of the local plan. The proposed development is in full conformity with all the relevant policies and policy DMB1 clearly supports the proposed development.

Policy DMB 3: Recreation and Tourism Development

- 5.26 Policy DMB3 states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough subject to a number of criteria being met. As far as the criteria are concerned, the proposed development does not conflict with other policies of the plan. The site immediately adjoins two existing dwellings and is part of a larger site that has planning permission for tourism development. The proposal does not undermine the character, quality, or visual amenities of the plan area by virtue of its scale,

siting, materials or design. The proposal is particularly well related to the highway network and would not create any adverse traffic problems.

- 5.27 The proposed development will support the development of tourism in the Ribble Valley by providing a high quality seven bedroomed holiday cottage, that will complement the approved holiday lodge development, in a highly accessible location, and which will be used by visitors for holiday occupation purposes throughout the year when they wish to visit the Ribble Valley.

6. OTHER SIMILAR DEVELOPMENT IN THE BOROUGH

- 6.1 In recent years, as a reflection of the attractiveness of the Borough as a tourist destination, the Council has granted planning permission for numerous developments comprising self-catering accommodation ranging from camping pods, through caravans, chalets, and conversions of existing buildings to new-build holiday cottages. The fact that such applications continue to be submitted is evidence that there is a continued and growing demand for this type of holiday accommodation in Ribble Valley; and the fact that they continue to be approved is evidence that the Council considers such proposals to be acceptable in planning policy terms. The Council has accepted that self-catering holiday accommodation is appropriate for the countryside areas of the Borough as it benefits existing local businesses such as public houses, restaurants, shops, and tourist attractions etc. and the rural local economy in general.
- 6.2 We consider that previous planning permissions for new-build holiday cottages in the Borough are relevant to the consideration of this application. Whilst there will be many more similar examples, we refer below to xxx sites where the Council has granted planning permission for the erection of new-build two and three storey holiday cottages. As these sites will be well known to the Council's planning officers and they will obviously be able to view the relevant files, we have not gone into any detail about the Council's consideration and subsequent approval of the applications.
- 6.3 The first recent permission to which we refer is 3/2017/0700 that was approved in October 2017. This related to an application for the full and partial demolition of agricultural buildings and erection of three detached two storey holiday cottages at Cunliffe Moss Farm, Saccary Lane, Mellor that is only approximately 500m. (as the crow flies) away from the application site. The three holiday cottages proposed in that application were relatively large with two of the units providing four bedroomed accommodation and the third was a five bedroomed property.
- 6.4 The next site to which we refer is Dewhurst Farm, Longsight Road, Langho. At this site, the first relevant planning application was 3/2019/0076 under which permission was granted for the erection of a two storey 4 bedroomed holiday cottage following the demolition of a Dutch barn (as an amendment to the scheme approved under 3/2018/0082). This permission has been implemented, although

the cottage is not yet ready for letting. More recently, under reference 3/2020/0013, full planning permission has been granted for the erection of four additional two-storey four bedroomed holiday cottages on land to the east of the existing holiday cottage. No works have been commenced in respect of this permission, but it remains extant. Therefore, at Dewhurst Farm, permissions have been granted for a total of five two-storey 4 bedroomed holiday cottages.

6.5. The final planning permission to which we will refer is 3/2011/0107 that was granted in March 2012. This permission authorised the demolition of a range of modern agricultural buildings and the creation of six holiday cottages and gardens and the change of use of an existing building to a recreation room together with internal access road at Oak Bank Farm, Stoneygate Lane, Ribchester. That approved development comprised six two storey holiday cottages in the form of a detached unit, a semi-detached pair and a terrace of three laid out in an “L” shape with the units facing an internal access road, parking spaces and incidental amenity space. Under a later application (3/2017/0786) planning permission was granted for an additional single storey cottage to cater for disabled guests. All seven approved cottages have been erected and in operation for a number of years. The site owner is a client of ours and we are aware that these cottages (and a further, larger cottage, on the A59 under the same ownership) are very popular and have high occupancy rates. This illustrates that there is an on-going demand for this type of holiday accommodation in Ribble Valley.

6.6 Whilst appreciating that each application must be considered on its own merits, this current proposal is for just one holiday cottage that is similar in terms of its scale and design to those on the sites referred to above that contain 3, 5 and 7 cottages. We therefore consider this application to be acceptable both in respect of the principle of the proposal and also with regards to the detailed matters of design, appearance, visual impact etc., such that the relevant policies are satisfied, and permission should therefore be granted.

7. SUMMARY AND CONCLUSIONS

7.1 The proposed development comprises the erection of a two storey seven bedroomed holiday cottage sited close to an existing dwelling that is also in the applicant’s ownership and adjoined by an approved development of 12 detached relatively small holiday lodges that is currently under construction in accordance with a previous planning permission, also granted to the applicant of this current application. We consider the design of the cottage to be appropriate for its purpose and location.

7.2 The application site is situated in an area designated as Open Countryside and is not in within either the Forest of Bowland AONB or the Green Belt.

7.3 We consider that we have demonstrated in this Planning Statement and the separate Ecological Appraisal (insofar as it is relevant to this application) that the

proposal represents sustainable development that is in compliance with NPPF and the relevant Policies of the Council's adopted Core Strategy. We have also referred to three (out of many more) sites where recent permissions have been granted by the Council for the building of holiday cottages of similar scale and design in other open countryside locations in the Borough.

- 7.4 Therefore, in order to comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.
- 7.5 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted, we would ask that you give us the opportunity to address the same (in accordance with NPPF paragraph 187) prior to the determination of the application.

Signed..........Date.....9/12/2020.....

Colin Sharpe Dip. TP MRTPI